



ARKWRIGHT

PARSONAGE GARDENS • MANCHESTER



WHERE AN INSPIRATIONAL WORKPLACE
CONNECTS WITH VIBRANT GREENSPACE



ARKWRIGHT



IN THE
HEART OF
THE CITY



OUR **THRIVING** NEIGHBOURHOOD
RIGHT AT YOUR DOORSTEP



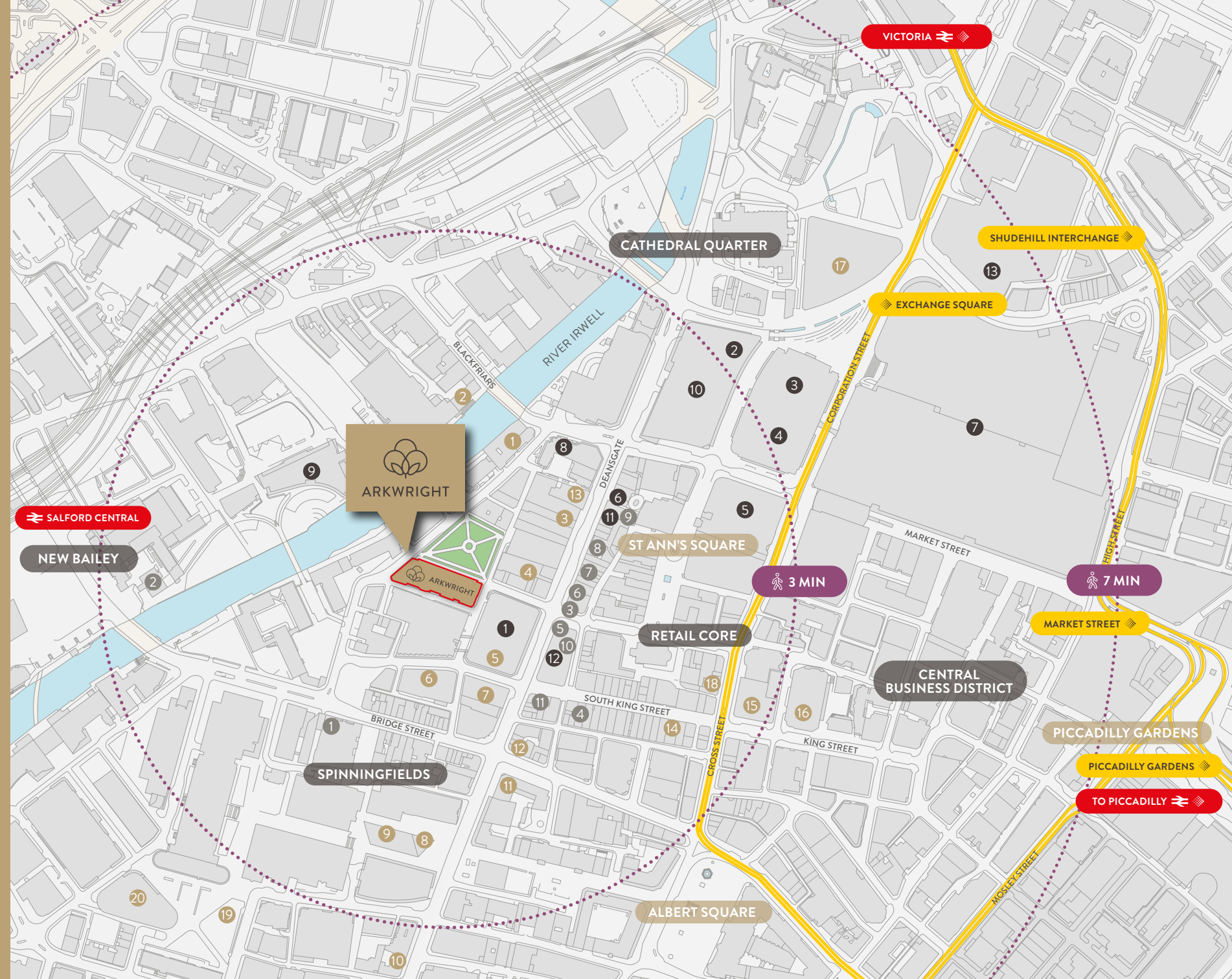


PARSONAGE GARDENS
MANCHESTER'S PREMIUM GREENSPACE

- PRIME MANCHESTER
RETAIL & LEISURE
WITHIN A SHORT WALK

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- 1 Costa Coffee
- 2 Loaf MCR
- 3 Honi Poke
- 4 Gail's Bakery
- 5 Black Sheep Coffee
- 6 Veggie Pret
- 7 Subway
- 8 Wok to Walk
- 9 Pot Kettle Black
- 10 Bisous Bisous
- 11 Go Falafel





AN INTERCONNECTED NETWORK

TRAVEL TIMES



WALKING

SPINNINGFIELDS
6 MINUTES

EXCHANGE SQUARE
METROLINK STATION
6 MINUTES

MANCHESTER ARNDALE
7 MINUTES

SALFORD CENTRAL TRAIN STATION
8 MINUTES

VICTORIA TRAIN STATION
11 MINUTES

PICCADILLY TRAIN STATION
12 MINUTES

SHUDEHILL TRANSPORT
INTERCHANGE
13 MINUTES

DEANSGATE TRAIN STATION
13 MINUTES



METROLINK

EXCHANGE SQUARE /
SHUDEHILL
2 MINUTES

MARKET STREET
5 MINUTES

ST PETER'S SQUARE
6 MINUTES

DEANSGATE STATION
9 MINUTES

MANCHESTER PICCADILLY
16 MINUTES



DRIVE

MANCHESTER AIRPORT
27 MINUTES

LEEDS
1 HOUR

BIRMINGHAM
2 HOURS



RAIL

MANCHESTER AIRPORT
15 MINUTES

LIVERPOOL
35 MINUTES

LEEDS
49 MINUTES

BIRMINGHAM
1 HOUR 26 MINUTES

LONDON
2 HOURS 7 MINUTES

EDINBURGH
3 HOURS 23 MINUTES



AIR

PARIS
1 HOUR 30 MINUTES

DUBAI
7 HOURS 10 MINUTES

NEW YORK
7 HOURS 45 MINUTES

BEIJING
10 HOURS 25 MINUTES



ARKWRIGHT

PARSONAGE GARDENS • MANCHESTER M3 2HP



ARRIVE IN STYLE



ENTER FROM THE GARDENS



ART DECO INSPIRED RECEPTION





A STUNNING TRANSFORMATION STATE-OF-THE ART AMENITIES





FITTED & FURNISHED WORKSPACE



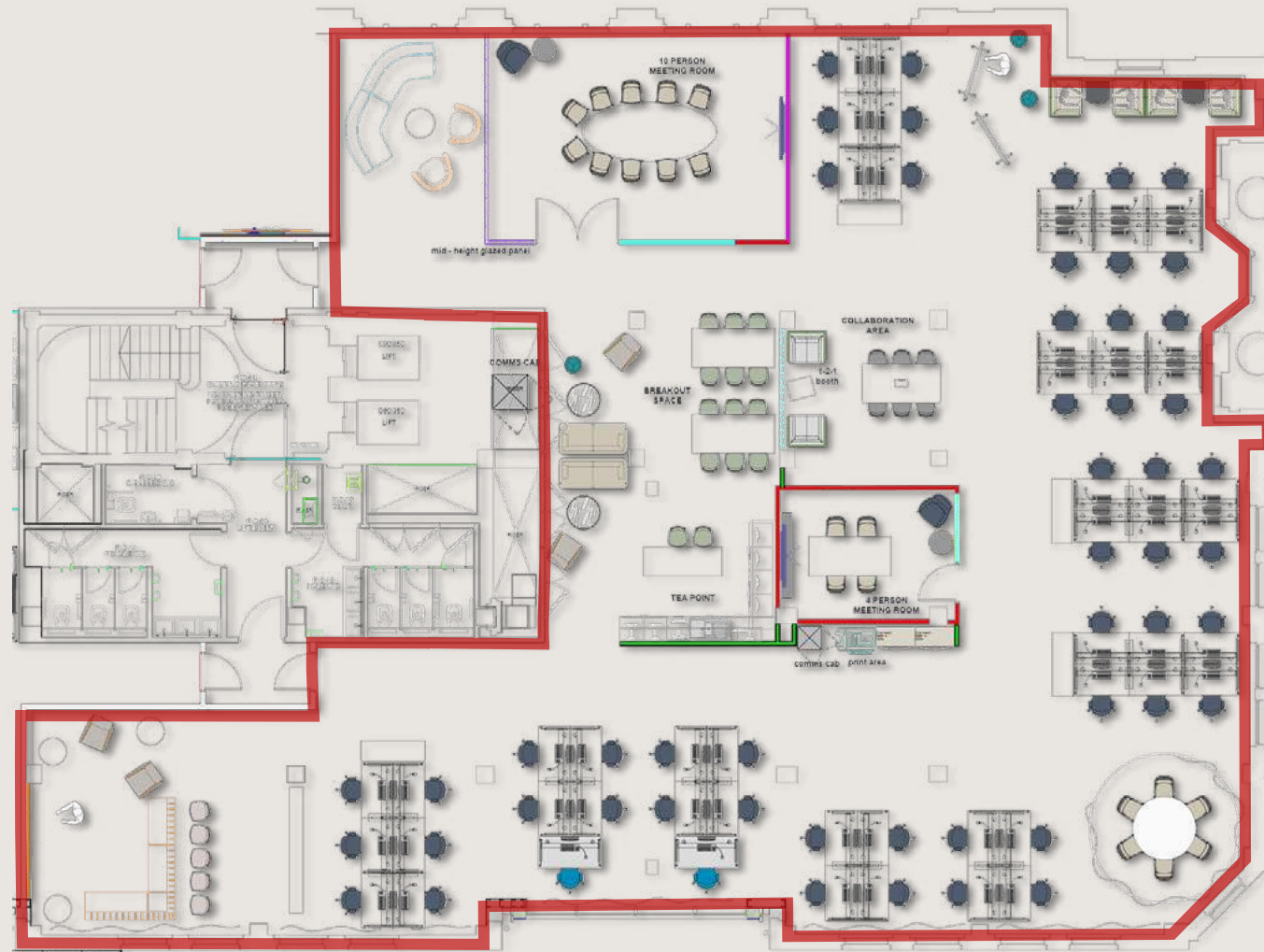
FITTED & FURNISHED WORKSPACE

AVAILABILITY

FLOOR	SQ FT
Ground	2,884
2nd (Suite 1)	5,554
2nd (Suite 2)	3,724
2nd (Suite 3)	5,586
3rd (Suite 3)	4,014
6th	3,000
Total	24,762

ILLUSTRATIVE SPACE PLAN

2ND FLOOR SUITE 5,586 SQ FT



KEY

- 54no 1400MM X 800MM DESKS
- 1no 10 PERSON BOARDROOM
- 1no 5 PERSON MEETING ROOM
- 1no 6 PERSON SEMI -PRIVATE MEETING ZONE
- TEAM SCRUM LOUNGE
- COLLABORATION ZONE
- 2no 2 PERSON LOW BACK BOOTHS
- MOVABLE WHITEBOARDS
- WELCOME LOUNGE
- KITCHEN AND BREAKOUT
- TALL STORAGE AND SHELVING



CAT A OFFICES



CAT A OFFICES

AVAILABILITY

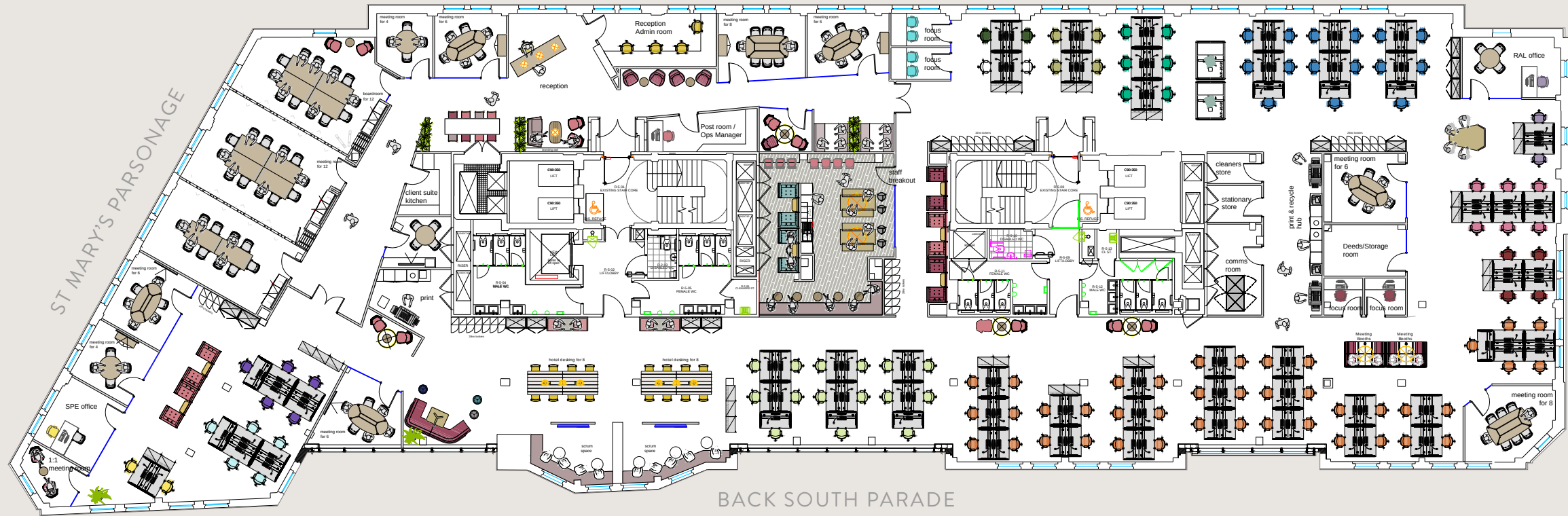
FLOOR	SQ FT
1st	14,900



ILLUSTRATIVE SPACE PLAN

FULL FLOOR 14,900 SQ FT

PARSONAGE GARDENS



KEY

- Fixed desks 109no (1400mm)
- Hot desks 18no

- 2no cellular office
- 1no x 12 person Boardroom
- 1no x 12 person meeting rooms
- 1no x 10 person meeting rooms
- 2no x 8 person meeting rooms
- 5no x 6 person meeting rooms
- 3no x 4 person meeting rooms

- 1no x 3 person interview room
- 2no informal meeting booths
- 1no 1-2-1 meeting room
- 4no 1/2 person focus rooms
- 1no 8 person touch down perch bench

- Breakout: dining seating for 36no

- 2no x 4 person informal meeting booths
- 7no x 2 person informal meeting booths

- 2no large scrum space
- 1no perch collaboration tables with AV
- 1no informal project soft seating settings
- 2no quiet work pod
- 3no informal 1-2-1 settings

- Tea point/prep area
- Reception/Admin office for 4no worksettings
- Post room - with Operations Manager worksetting

- 3no print
- Cleaners store room
- Stationary store room
- 10sqm storage room
- Storage
- Cloaks
- Lockers

THE BUILDING



CONCIERGE
RECEPTION



BUSINESS
LOUNGE



BASEMENT
CAR PARKING
SPACES



EPC B



BREEAM RATING
'VERY GOOD'



CYCLE RACKS
/ LOCKERS



SHOWERS &
TOWEL SERVICE



GYM / STUDIO



TREATMENT /
WELLNESS AREA



PLATINUM
CONNECTIVITY



OCCUPIER APP



ACTIVELY
MANAGED
EVENTS
PLANNER



QUARTERLY OCCUPIER
FORUMS

THE WORKSPACE



1:8 SQ M
OCCUPANCY



LED AND
LG7 LIGHTING



NEW WCS



2.7 METRES
FLOOR TO CEILING
RAFT HEIGHT



3 METRES FLOOR
TO CEILING
SOFFIT HEIGHT



FULL ACCESS
RAISED FLOOR



NEW AIR CONDITIONING/
VENTILATION AND HEATING ALL
DESIGNED TO 1:8 SQ M OCCUPANCY



DDA
ACCESSIBLE

PLUG &
PLAY



ARRAY OF
WORK-SETTINGS



BUSINESS
LOUNGE



FULLY
FURNISHED



BREAKOUT
SPACES



POWER & DATA
INSTALLED

ESG CREDENTIALS



100% GREEN ENERGY

All energy supplied to communal areas and all occupied space is from 100% certified renewable sources.



ZERO WASTE TO LANDFILL

Our service partner certifies 0% of waste generated on site goes to landfill.

BREEAM®

Arkwright's target is 'Very Good'.



PLATINUM CONNECTIVITY

Arkwright is rated Platinum allowing all occupiers to get connected fast.



EPC

The property benefits from an EPC of B.



LED/PIR ROLL OUT

LED and PIRs are installed to all communal and office space to maximise efficiency.

SUSTAINABILITY
IS AT THE HEART OF
ARKWRIGHT

ESG FACILITIES



EV CHARGERS

Plans are currently in place to install charging points within in the basement car park.



RECYCLING & REVERSE

We are working with our service partners and occupiers on targeted recycling rate improvements.



CYCLE HUB

Arkwright provides a dedicated cycle amenity hub including secure racks, drying facilities, shower and lockers.



SECURE ENVIRONMENT

We have a dedicated security team on site 24hrs a day, 7 days a week with CCTV monitoring undertaken by the on-site team.



REIMAGINED WORKSPACE



ARKWRIGHT

PARSONAGE GARDENS • MANCHESTER

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